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Adopted at Meeting of 10/ 23/75

BOARD OF APPEAL REFERRALS

October 23, 1975

1. Z-3439 Annie Leeder (owner)
Austin L. Cable
295-343 Commercial Street, Boston
2. Z-3440 Charles H. Audette III
210 Fairmount Avenue, Hyde Park
3. Z-3441 Henry J. DiVaio
912 Beacon Street, Boston
4. Z-3442-3443 Alice M. Clark
460-462 Geneva Avenue, Dorchester
5. Z-3462 Ready Realty Trust
24-26 P Street, South Boston

MEMORANDUM

October 23, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/4/75 Petition No. Z-3439
 Annie Leeder (owner)
 Austin L. Cable
 295-343 Commercial Street, Boston
 near Clark Street

38,000 square feet of land; manufacturing (M-2) district.

Purpose: use of premises as a parking lot charging a fee.

Violation:

Section 8-7. A parking lot is conditional in a restricted parking district.

It is proposed to accommodate 121 cars on a leased portion of Union Wharf in the Waterfront Urban Renewal Area. Under existing Environmental Protection Agency parking regulations, commercial parking in the area cannot be justified at this time. The wharf is in need of repair; to accomplish this could require filling in harbor and tidelands licenses.
Recommend denial.

VOTED: In reference to Petition No. Z-3439, brought by Annie Leeder, 295-343 Commercial Street, in the Waterfront Urban Renewal Area, for a conditional use to use premises as a parking lot charging a fee in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Under existing Environmental Protection Agency parking regulations, commercial parking in the area cannot be justified at this time. The wharf is in need of repair; to accomplish this could require filling in harbor and tidelands licenses.



Z-3439
295-343 COMMERCIAL ST.
(B.P.)

Board of Appeal Referrals 10/23/75

Hearing: 11/4/75

Petition No. Z-3440
 Charles H. Audette III
 210 Fairmount Avenue, Hyde Park
 at Highland Street

2½-story frame structure; single-family (S-.3) district.

Purpose: change of occupancy from one-family to two-family dwelling.

Violations:

		<u>Required</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families is forbidden in an S-.3 district.		
Section 14-2.	Lot area is insufficient.	15,000 sf	8,287 sf
Section 18-4.	Front yard is insufficient.	30 ft.	25 ft.
Section 19-1.	Side yard is insufficient.	15 ft.	5 ft.
Section 20-1.	Rear yard is insufficient.	50 ft.	32 ft.

Proposal would not have a significant effect on the surrounding neighborhood. Similar occupancies exist on the street. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3440, brought by Charles H. Audette III, 210 Fairmount Avenue, Hyde Park, for a forbidden use and four variances for a change of occupancy from one-family to two-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval, provided that exterior maintenance (painting and gutter repair) be supplied. Proposal would not have a significant effect on the surrounding neighborhood. Similar occupancies exist on the street.



Z-3440

210 FAIRMOUNT AVE.

(H.P.)

Board of Appeal Referrals 10/23/75

Hearing: 11/4/75

Petition No. Z-3441
Henry J. DiVaio
912 Beacon Street, Boston
near Park Drive

Five-story structure; apartment (H-2) district.

Purpose: change of occupancy from four apartments and store to four apartments and restaurant.

Violations:

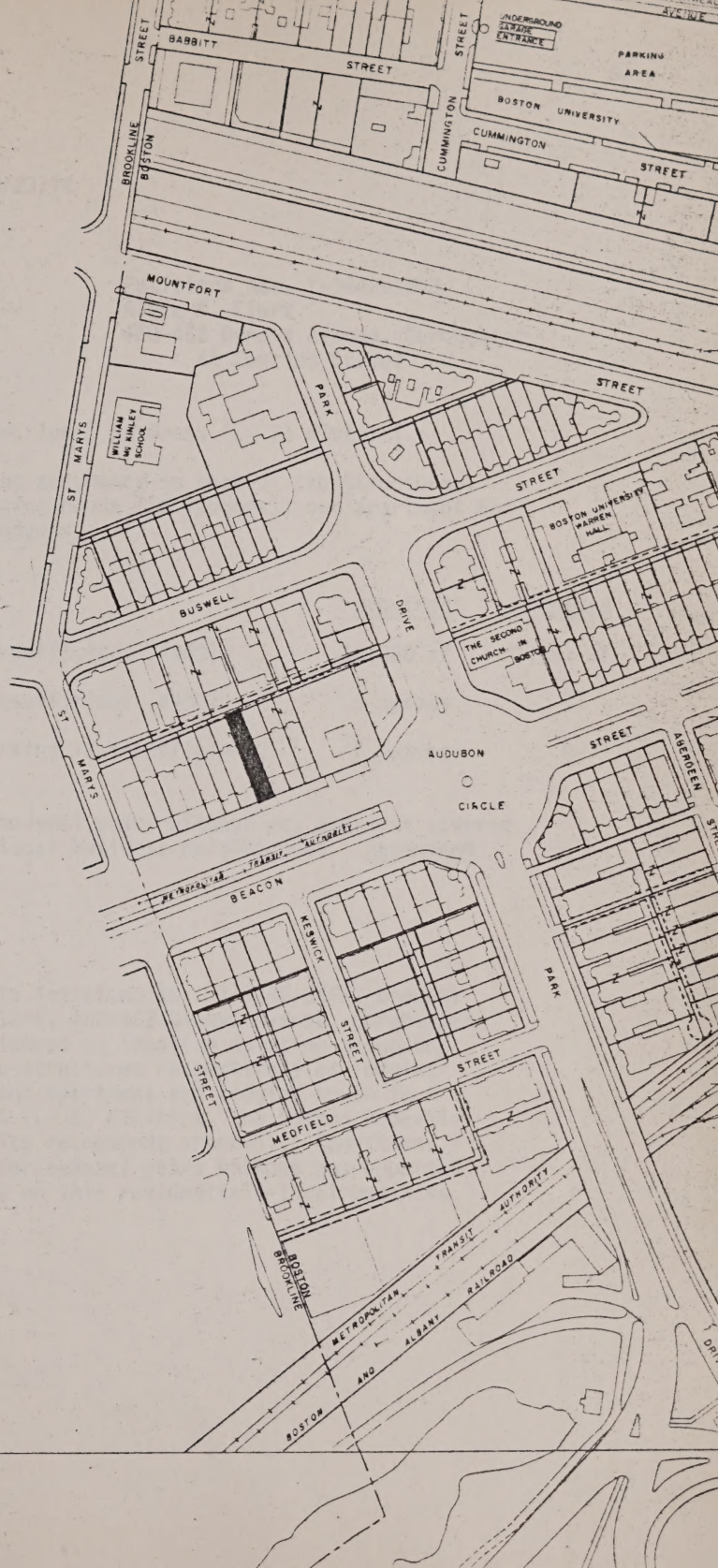
Section 8-7. A restaurant is forbidden in an H-2 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Proposal would restore former retail space, vacant for over a year, to an occupancy consistent with this residential-commercial-institutional area.
Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3441, brought by Henry J. DiVaio, 912 Beacon Street, Boston, for a forbidden use and a change in a nonconforming use for a change of occupancy from four apartments and store to four apartments and restaurant in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided restaurant plans are submitted to the Health and Hospitals Department for review and that signage plans are submitted to the Authority for design review.

Z- 3441
912 BEACON ST.
(B.P.)



LINE

Board of Appeal Referrals 10/23/75

Hearing: 11/4/75

Petitions Nos. Z-3442-3443
 Alice M. Clark
 460-462 Geneva Avenue, Dorchester
 at Charles Street

Three-story masonry structure; local business (L-.5) district.

Purpose: to legalize existing occupancy in each of two structures,
 respectively: lodging house (15 lodgers); one apartment and
 lodging house (8 lodgers).

Violations:

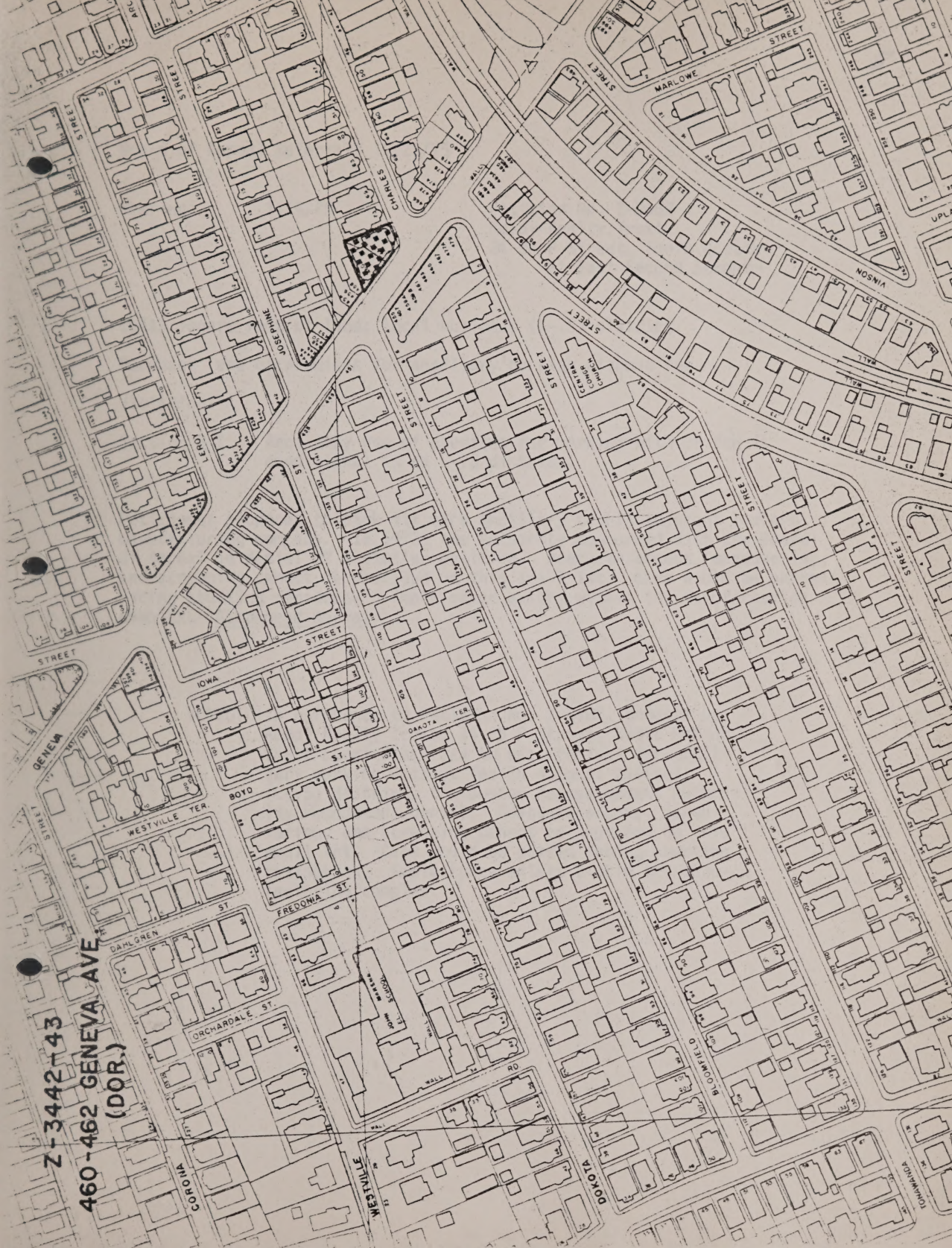
	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area is insufficient (#460).	14,750 sf	2,184 sf
Section 14-2. Lot area is insufficient (#462).	5 spaces	0
Section 23-1. Off-street parking is insufficient.	5 spaces	0

Conditions have existed for several years without any apparent adverse impact on this residential—local business neighborhood. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3442-3443, brought by Alice M. Clark, 460-462 Geneva Avenue, Dorchester, for three variances to legalize existing occupancy in each of two structures respectively as lodging house and as one apartment and lodging house in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Conditions have existed for several years without any apparent adverse impact on this residential—local business neighborhood.

Z-3442-43

460-462 GENEVA AVE
(DOR.)



5

Board of Appeal Referrals 10/23/75

Hearing: 11/4/75

Petition No. Z-3462
Ready Realty Trust
24-26 P Street, South Boston
at East Second Street

1,813 square feet of land; local business (L-.5) district.

Purpose: use of premises for ancillary parking without fee.

Violation:

Section 8-7. Ancillary use of premises for parking without fee is conditional in an L-.5 district.

Petitioner proposes to park six cars ancillary to his adjacent lantern manufacturing company. In 1972, the Authority concurred with the Board of Appeal in denial of a similar petition. Adequate access, maneuvering, and screening cannot be provided on this small lot. Cars would be parked facing abutting residence. Ample space exists within the manufacturing complex. Recommend denial.

VOTED: In reference to Petition No. Z-3462, brought by Ready Realty Trust, 24-26 P Street, South Boston, for a conditional use to use premises for ancillary parking without fee in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Adequate access, maneuvering, and screening cannot be provided on this small lot. Cars would be parked facing abutting residences. Ample space exists within the manufacturing complex.

Z-3462
24-26 P STREET
(S.B.)

LEE PLAYGROUND

EAST

SQUARE

EAST

EAST

EAST

